Attachment 1

Project No. 3030684-LU

City of Seattle Response to Guidelines: MUP Application for Design Review

1. Please describe the proposal in detail, including types of uses; size of structure(s), location of structure(s), amount, location and access to parking; special design treatment of any particular physical site features (e.g., vegetation, watercourses, slopes), etc

Types of Uses:

The proposed project is a SEDU apartment building with 51 residential units, resident lobby and resident amenity areas including a landscaped roof deck.

There is also one below grade level for 3 residential units 29 storage spaces and 52 bicycles storage.

Size of Structure;

The proposed structure is seven stories with a height of 80 feet above average grade plane as measured by SMC

23.86.006. Stair and elevator penthouses will extend an additional 16 feet as allowed by SMC 23.47A.012. Total

enclosed building area, including below grade basement is 19,174 SF.

Location of Structure:

The proposed project is located at 4311 7th Ave. NE, this is 500 ft south from NE 45th St., where public transit stops, and commercials are along the street. The project site is at 10 min. walking distance from University of Washington. It is a neighborhood of university district.

Amount, Location and Access to Parking:

Vehicular parking is not required in this zone by SMC.

Special Design Treatment of Any Particular Physical Site Features:

The west of the project site is I-5 freeway and access ramp abutted to the site. The project is the highest building along NE 7th Ave. East façade is given more setback and recessed with depth. The west façade with balconies and triangular form is created for visually interesting feature from the freeway traffic travelers.

2. Please describe in narrative text and on plans any specific requests for development standard departures, including specific rationale(s) and a quantitative comparison to a code-complying scheme. Include in the MUP plan set initial design response drawings with at least four (4) colored and shadowed elevation drawings and site/landscape plan.

SMC Land Use Code Citation

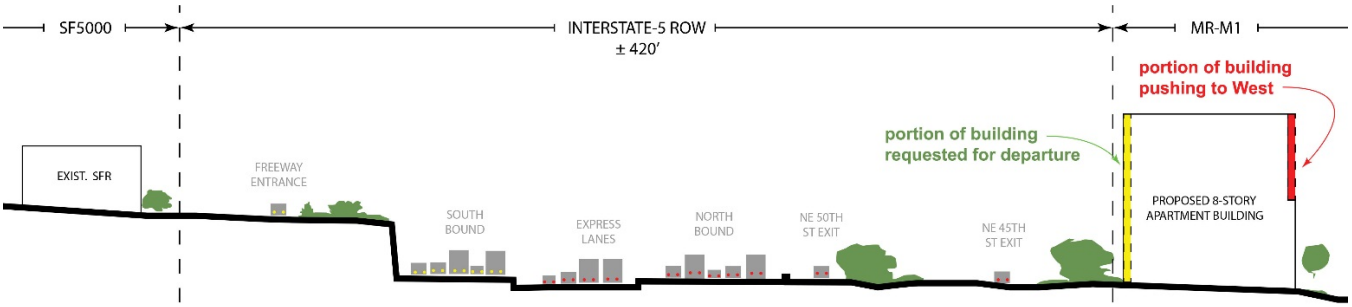
B. MR zones. Minimum setbacks for the MR zone are shown in Table B for 23.45.518

- Front and side setback from street lot lines : 7 foot average setback; 5 foot minimum setback

- Rear setback : 15 feet from a rear lot line that does not abut an alley; or 10 feet from a rear lot line abutting an alley.

EDG guide from the SDCI (dated Aug. 20, 2018)
1. Rear setback reduction (23.45.518, Table B): The Code requires an average of 7 ft setback with a 5 ft minimum above 42 ft and a 10 ft average setback with 7 ft minimum below. The applicant proposes that the setback be reduced to 5 ft below 42 ft and 5 ft above with a 7 ft average.
Staff supports the requested departure. Moving mass away from the front of the building supports a human scale street frontage along 7th Ave. Pushing the mass to the rear of the site has little negative impact since its backs on to a busy freeway. The proposal makes use of this allowance to create a strong, prow-like visual presence that is scaled to the passing freeway and meets guidelines pertaining to architectural character and design concept. (CS 2 and DC 2)

The departure is requested to reduce the western side setback above and below 42 feet. And for the set back below 42 feet to be reduced from 7 foot average / 5 foot minimum to 5 feet. At 42 feet and above asking to reduce from 10 foot average / 7 foot minimum to 7 foot average / 5 foot minimum. This departure allows the upper four stories of the building to essentially shift to the west without the loss of floor area, increasing the setback along 7th Ave NE above 42 feet. The larger setback on 7th helps to reduce the bulk of the building by stepping back from the street creating a four story podium which better responds to the scale of the adjacent buildings. In general we feel that a stepped setback can be more effective at responding to the neighborhood context along the street than at the i5 corridor which has no pedestrian experience.
(See below Diagram of requested departure)



3. Please describe how the proposed design responds to the Early Design Guidance

CS1. Natural Systems and Site Features

B. Sunlight and Natural Ventilation

1. Sun and Wind: Take advantage of solar exposure and natural ventilation avail-able onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

The site is trapezoidal in shape with the longer dimensions running east to west. This gave shape to a building with a broad southern facing façade. The façade will receive maximum sun exposure throughout the day and access to the area's South-Eastern prevailing winds potentially reducing the load on the buildings mechanical systems through the use of passive wind and solar climate control.

CS2. Urban Pattern and Form

A. Location in the city and neighborhood

2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high profile" design with significant presence and individual identity or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

With the recent up zoning of the area from a Low-rise zone to Mid-rise, The proposed building consists of a base and a top to relate with the adjacent buildings North and South of the project site. The proposed design employs two levels of architectural presence: "macro and micro." Micro is interpreted as a higher-profile design with finer more developed textures using brick & wood grained fiber cement panel. This will be applied to the base of the proposed building, where a pedestrian or user of the building can better

appreciate the texture and quality of the materials. "Macro" will be applied to the top of the proposed design, where to appreciate colors and forms are experienced in distanced view.

CS3. Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

No single architectural style or character emerges as dominant in the University District's West Edge. With the new up zone allowing mid-rise construction, a new form however is being introduced to the neighborhood and being one of the first projects to propose a design led with a notion of cohesion but set to a datum. Relating to the existing Low-rise structures we will pull familiar massing concepts and compatible materials, colors and
textures. At +42' we are at a distance where we propose to make more "monolithic" moves; larger swathes of façade and crenellations that create a composition in a broader context.

PL3. Street-Level Interaction

A. Entries

2. Ensemble of Elements Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:
a) overhead shelter: canopies, porches, building extensions;
b) transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
c) ground surface: seating walls; special paving, landscaping, trees, lighting; and
d) building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

Entries all along 7th Avenue Northeast are celebrated and used to provide interest to a street wall lined with residential uses. Programmatically our building is arranged in the same fashion; units with street frontage and an entry at the Northeast corner of the site. We will place a canopy that overhangs the landing at the entry that provides weather protection, and shelter with a sense of destination. A bioretention planter runs the length of the front property line that breaks at the entry to act as a portal, informing pedestrians and users the boundary between the public realm and private. The lobby will be glazed and cladded to allow for high-transparency; easily differentiating itself from the adjacent residential program which require a greater level of privacy. Higher-grade materials for ground covering and
cladding will provide textural contrast giving the first impression of the building tactile and visual interest.

DC2. Architectural Concept

B. Architectural and Façade Composition

1. Façade Composition: Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

· East Façade (Front) broken up in a way to bridge the gap between the directly adjacent structure to formerly create a street-wall. Having selected to slightly set back the front of the structure at +42' to give the proposed structure a base and a top: the base relating to the adjacent low-rise structures and the top receded to fulfill the remaining of the allowable zoning envelope.

· North façade is adjacent to the exterior egress stair and windows of the building to the North, consenting to the location of less intensive program. Proposing the egress core in the Northwest corner adjacent to the neighboring windows and egress stair. In a massing sense, the core will read as a vertical element nestled into a base where we see the 10' average setback set at +42' shape the building.

· West façade is adjacent to the great expanse of the I-5 corridor. Treating the west façade with the same base and top massing with light amount of puncture in response to the noise that comes along with a freeway. Introducing a bay of windows all along the height of the façade, in conjecture with the west façade already at an acute angle due to the unique site shape the composition is broken up at a scale attune to someone on the interstate.

· South Façade is adjacent to the living spaces of the neighboring building. At levels 1-4, having proposed carving out at the base of the building to provide some relief in the volume between the two buildings. In this recess we will study colors that will promote the reflecting of light to provide a more livable space for our neighbors on the northside of the adjacent structure.

DC3. Open Space Concept

B. Open Space Uses and Activities

4. Multifamily Open Space: Design common and private open spaces in multi-family projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

We reserved roof deck for common amenity space. Locating the "living room" as a part of amenity on the ground floor at the prow of the building. Further activate this space by locating the laundry room, a programmatic piece that is a necessity, encouraging co-resident interaction. At the roof deck having two break out spaces placed closer to the street in response to the noise from the interstate. Landscaping has been developed to buffer the space from interstate-5.